

East Renton Plateau PAA

Planning Commission Briefing

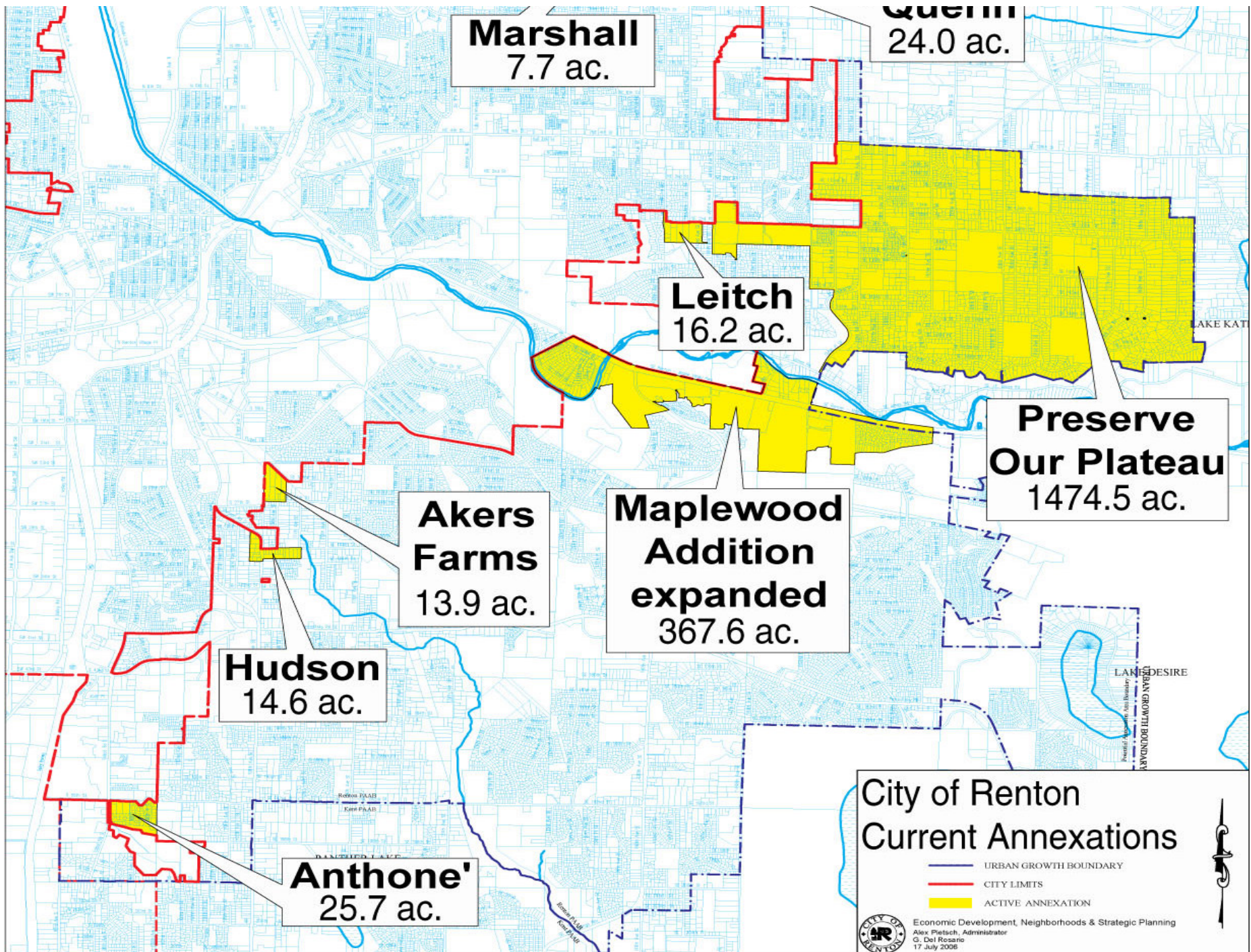
August 9, 2006

Background

- ◆ Beginning in 2002 City met with residents of East Renton Plateau interested in preserving its lower density suburban character
- ◆ King County zoning was allowing development equivalent to Renton's R-8 zoning at that time
- ◆ In 2003 City changed Comp Plan land use designation from RS to RLD, with maximum density of 5 du/ac
- ◆ In 2004, City amended Comp Plan land use designation for most of the East Renton Plateau from RS to RLD with the latter designation having a maximum density of 4.0 units per net acre

Background, continued

- ◆ With Comp Plan amendment from RS to RLD City began issuing Sewer Availability Certificates at a maximum density of 4.0 units per net acre
- ◆ Although reducing the density allowed under County development regulations, this action did not prevent smaller lot development allowed by the County
- ◆ In June 2005, City adopted a Sewer Moratorium for the unincorporated portion of the East Renton Plateau
- ◆ This moratorium was extended to December 6th, 2006

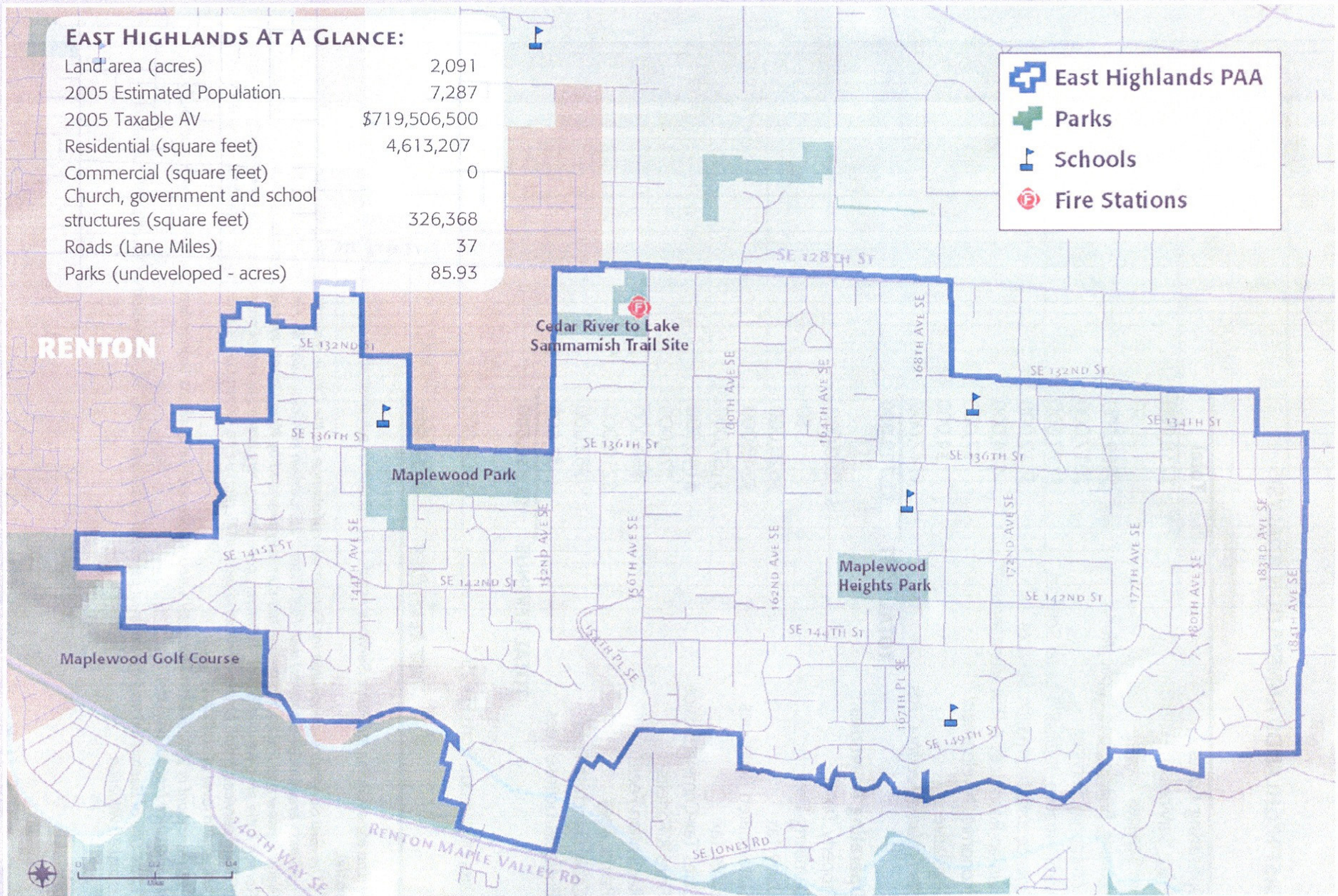


RENTON PAA: EAST HIGHLANDS

EAST HIGHLANDS AT A GLANCE:

| | |
|--|---------------|
| Land area (acres) | 2,091 |
| 2005 Estimated Population | 7,287 |
| 2005 Taxable AV | \$719,506,500 |
| Residential (square feet) | 4,613,207 |
| Commercial (square feet) | 0 |
| Church, government and school structures (square feet) | 326,368 |
| Roads (Lane Miles) | 37 |
| Parks (undeveloped - acres) | 85.93 |

-  East Highlands PAA
-  Parks
-  Schools
-  Fire Stations

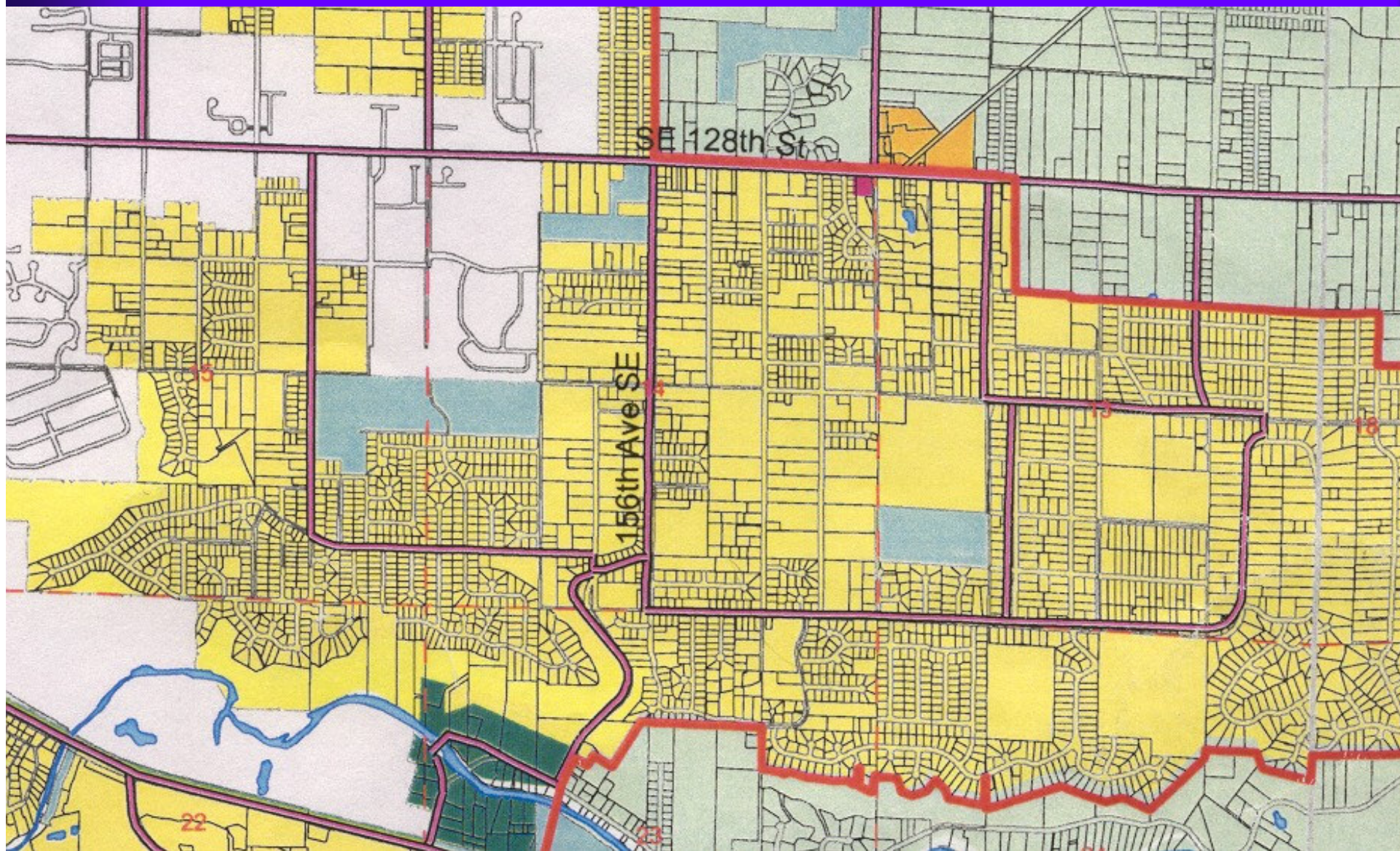


Background, continued

◆ East Renton Plateau PAA at a Glance:

- 2,091 acres
- 7,287 residents (estimated)
- 37 lineal miles of roads
- 85.93 acres of undeveloped parks
- \$719,506,500 Assessed Value in 2005

King County Comprehensive Plan Land Use Map



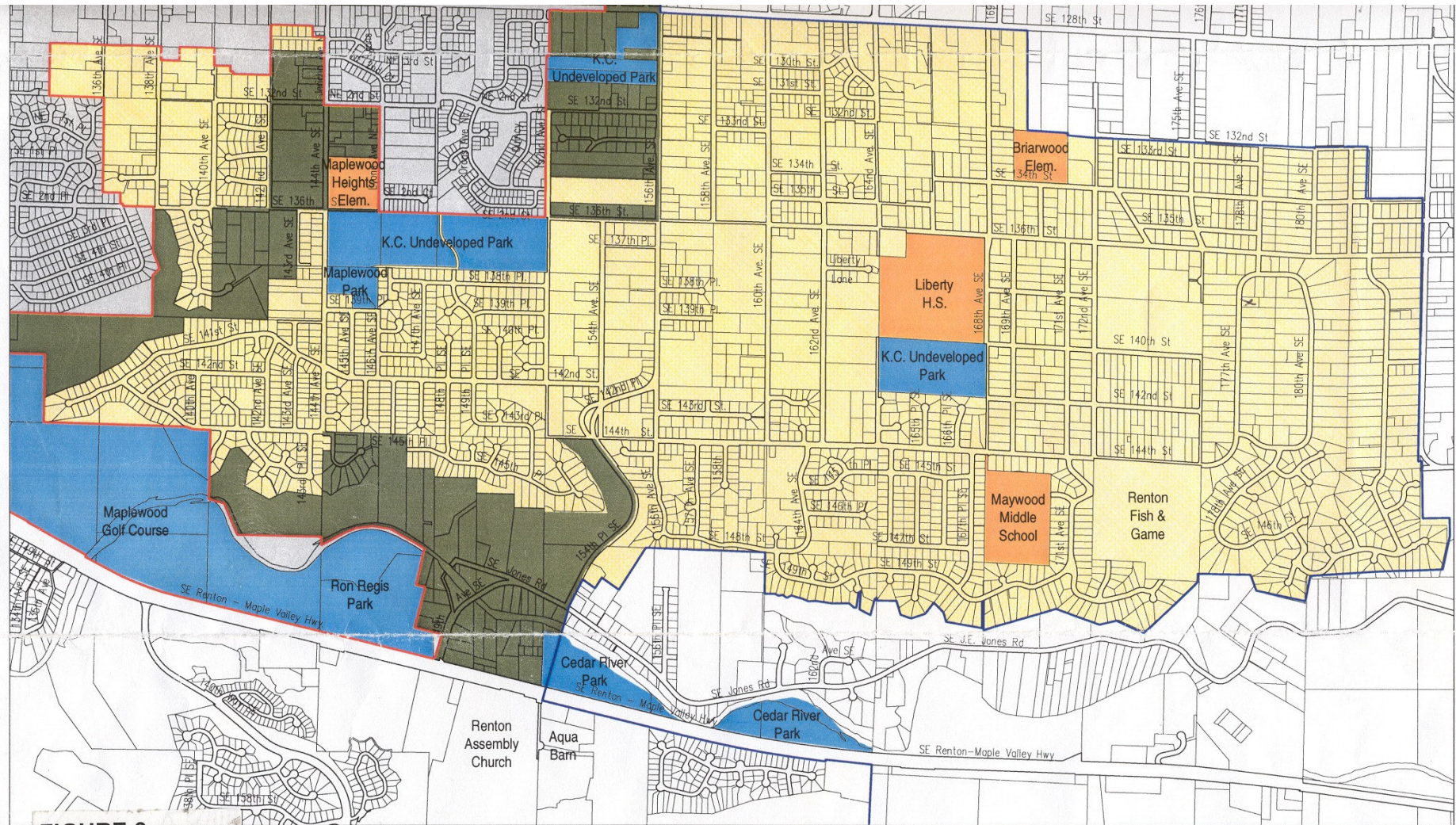


FIGURE 3

East Renton Plateau Study Area



Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 29 May 2003

- City Limits
- Urban Growth Boundary
- Parks
- Schools
- City of Renton
- Residential Options Land Use Designation
- Residential Rural Land Use Designation
- Residential Single Family Land Use Designation

0 1600 3200
 1 : 19200



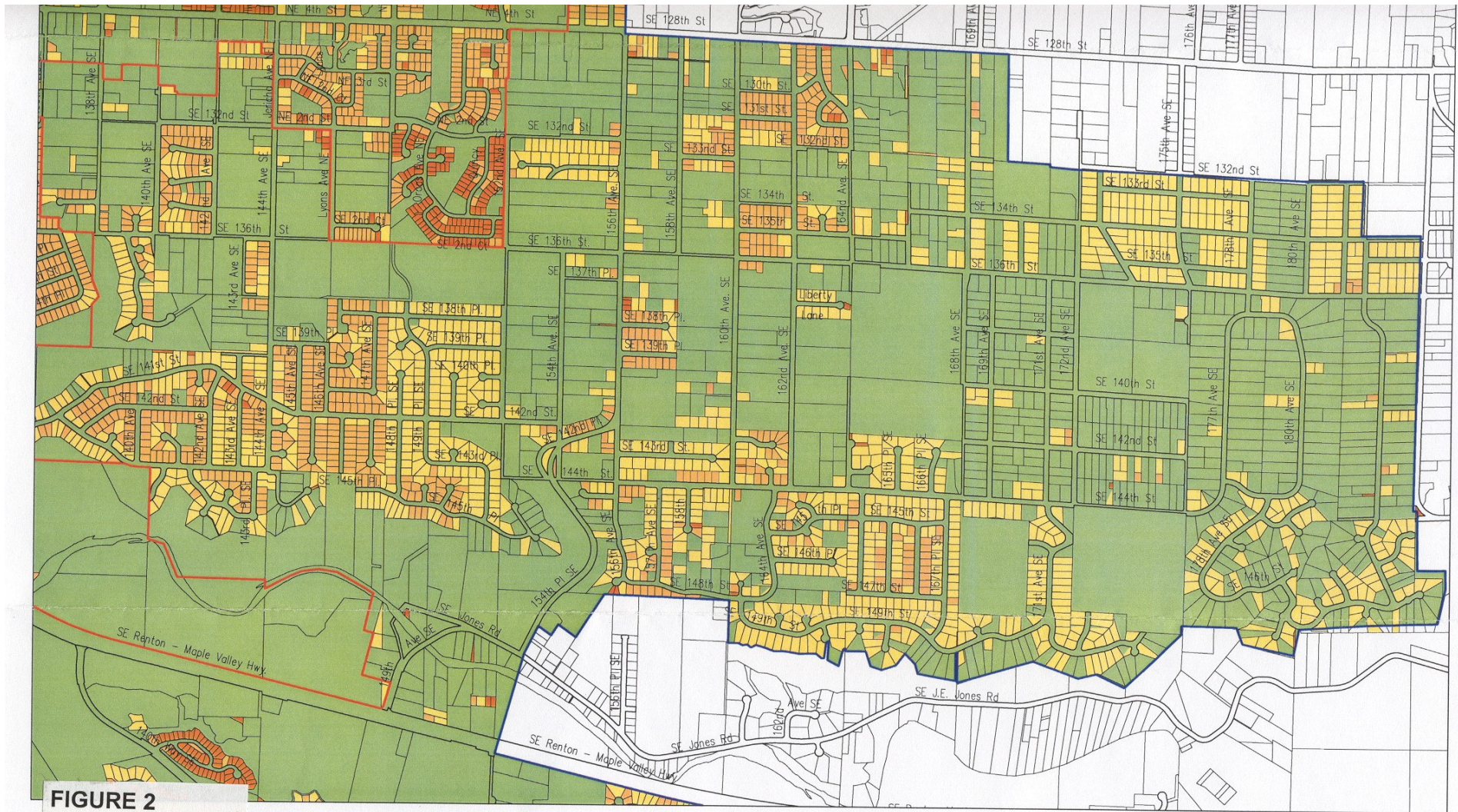
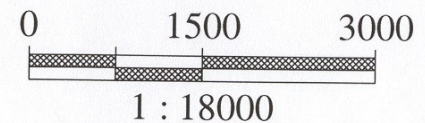


FIGURE 2

East Renton Plateau Parcel Sizes



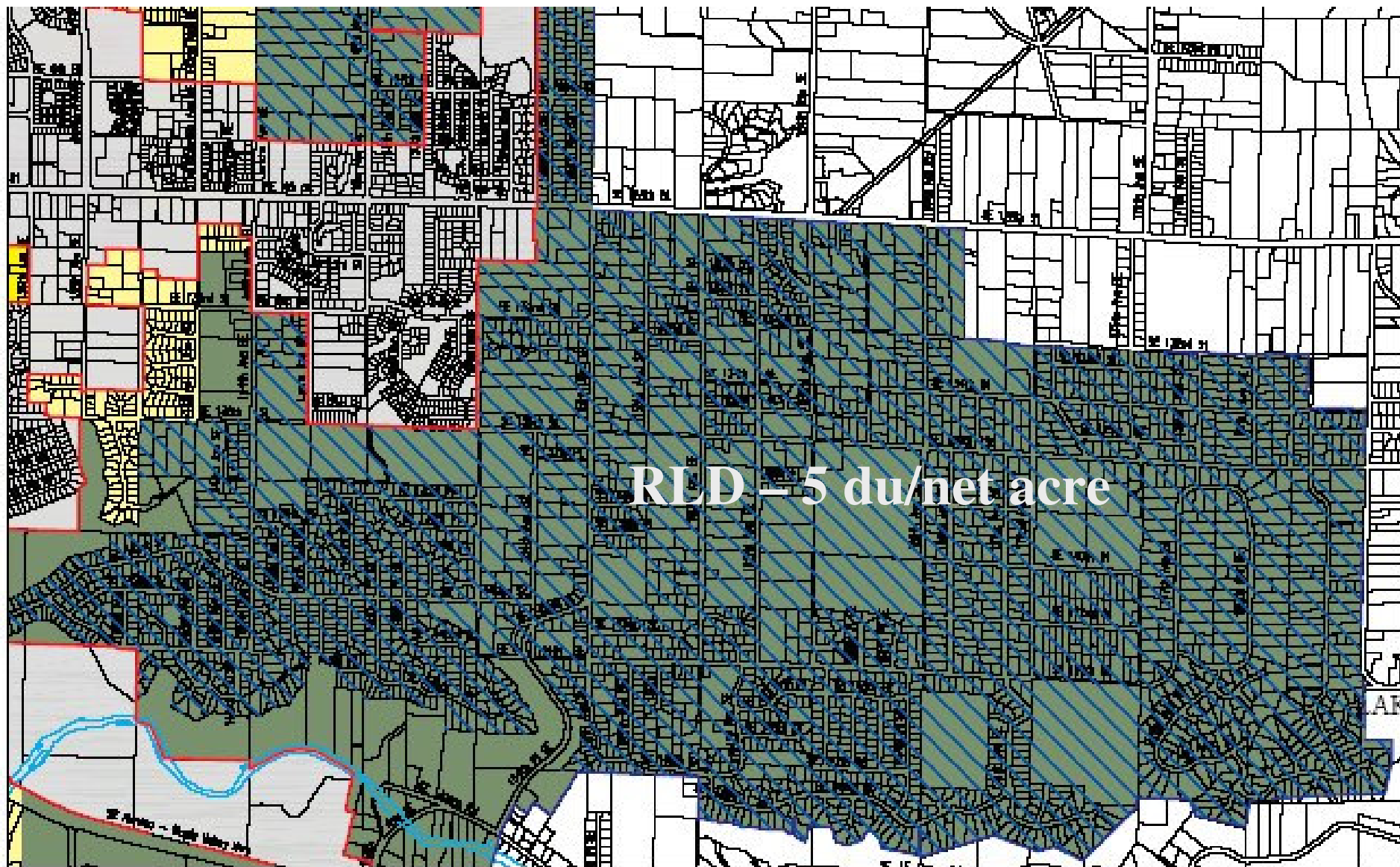
- City Limits
- Urban Growth Boundary
- Less than 7,200 sq. ft.
- Less than 10,890 sq. ft. (1/4 acre)
- Less than 21,780 sq. ft. (1/2 acre)
- Greater than 21,780 sq. ft. (1/2 acre)



Economic Development, Neighborhoods & Strategic Planning
Alex Pietsch, Administrator
G. Del Rosario
20 May 2003

RS

RLD

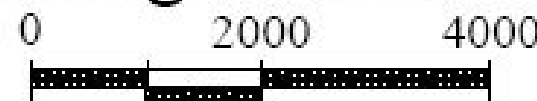


East Renton Plateau Land Use Designations



Economic Development, Neighborhoods & Strategic Planning
 Alex Pietsch, Administrator
 G. Del Rosario
 9 July 2004

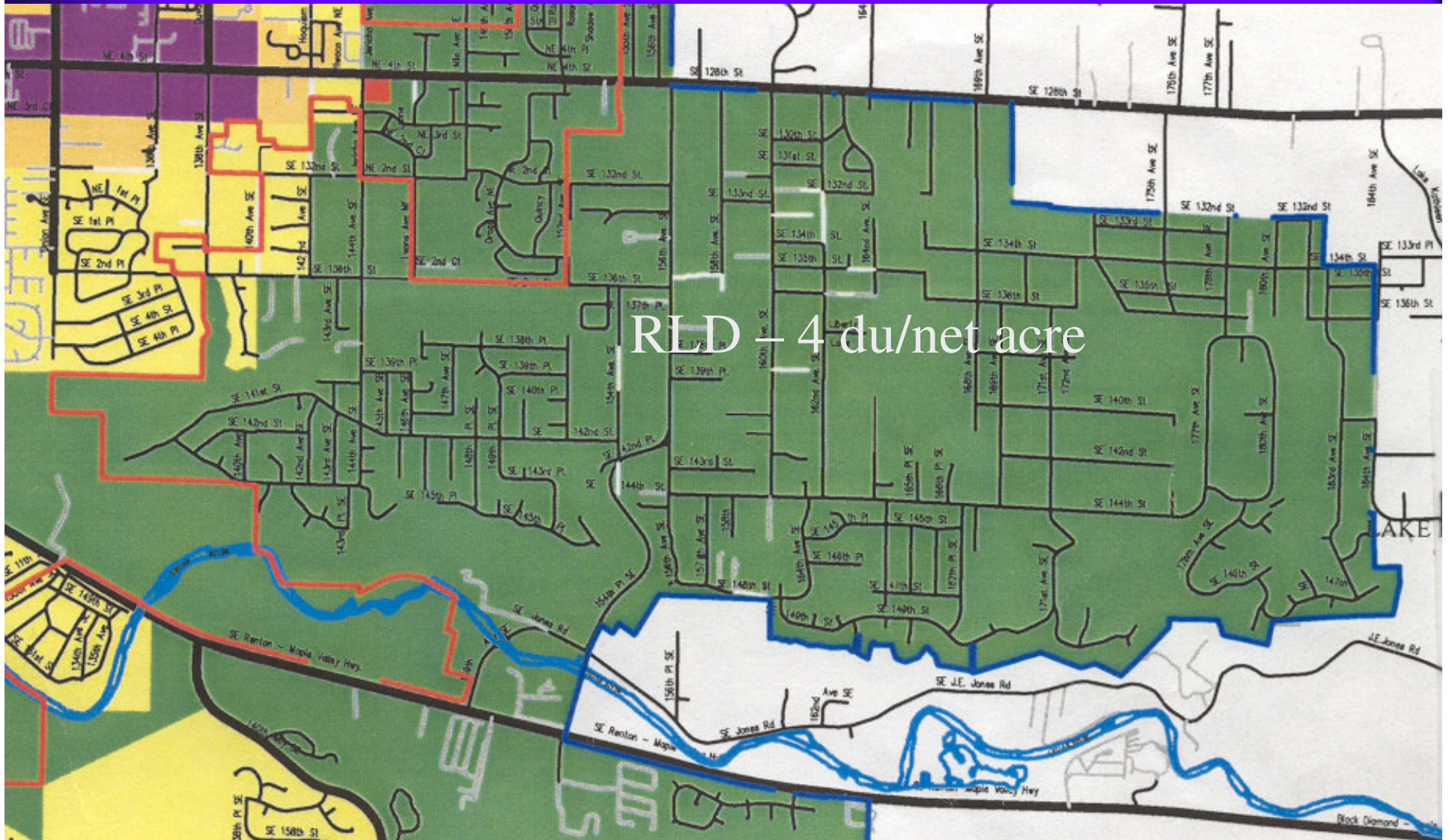
- | | |
|---|--|
|  Residential Low Density |  R-4 Overlay |
|  Residential Single Family |  Renton City Limits |



1 : 24000

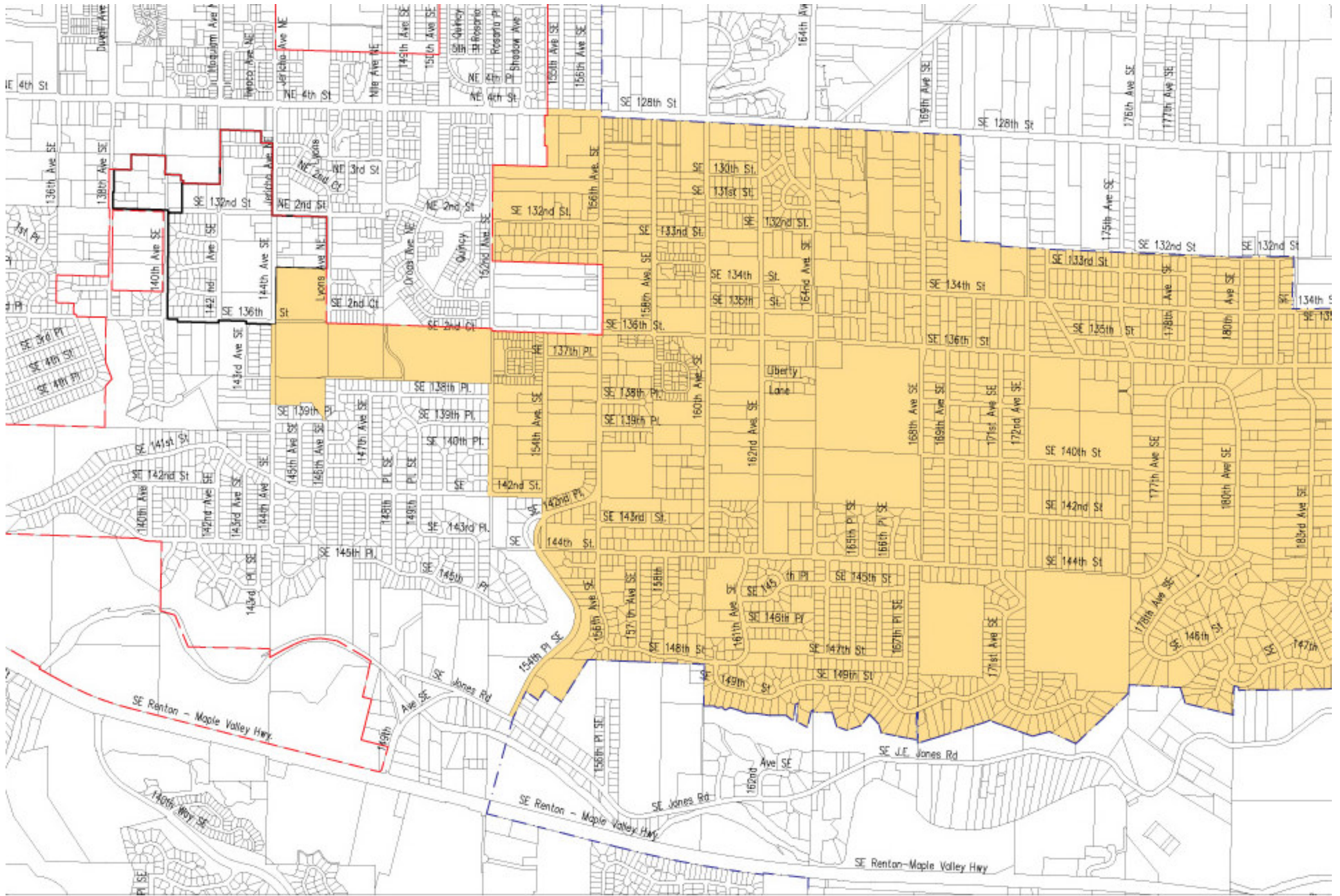


2006 Comprehensive Plan Land Use Designations



Preserve Our Plateau Annexation

- ◆ In November 2005 residents of the East Renton Plateau PAA submitted a 10% petition calling for an annexation by election
- ◆ In February 2006 Council held a public meeting and adopted a resolution calling for an election on the question of whether \pm 1,475 acres of the East Renton Plateau PAA should be annexed to the City
- ◆ In March 2006 City invoked BRB's jurisdiction requiring that a public hearing be held
- ◆ The BRB held public hearings on the POPA on June 14th and 15th of this year

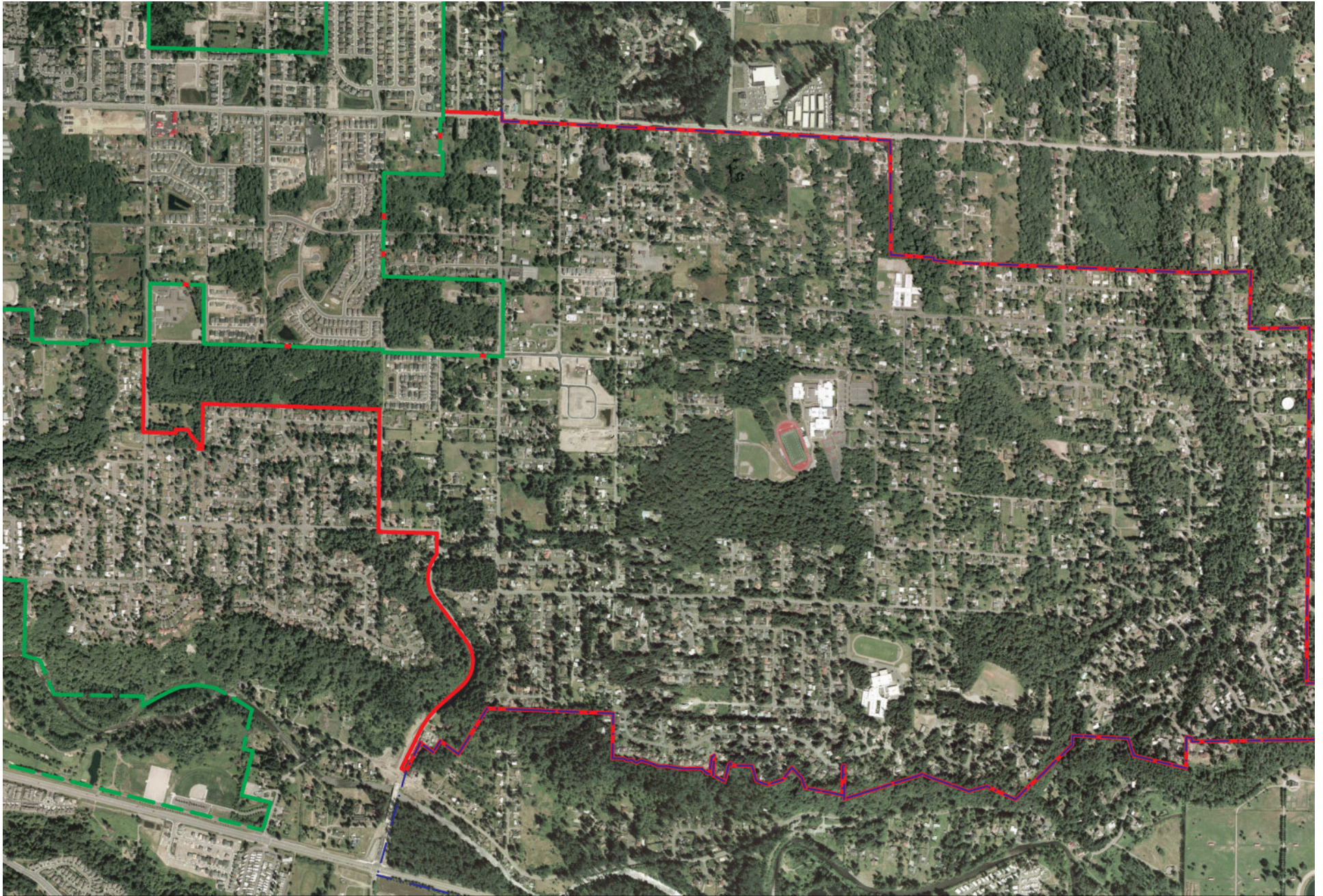


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Annexation Area
 Renton City Limits

0 1200 2400
 1 : 14400



Proposed Preserve Our Plateau Annexation


Map

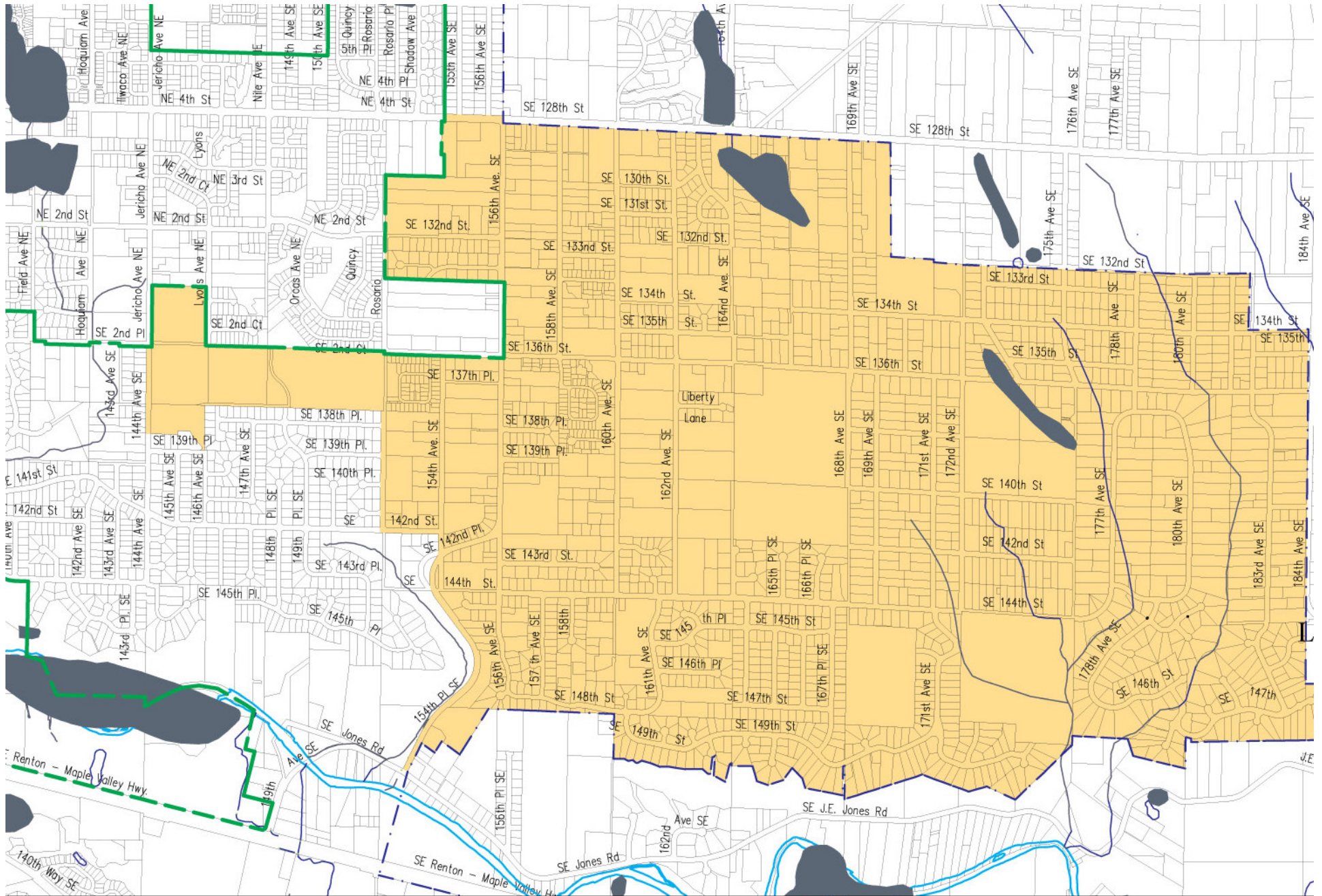
Source: City of Renton, 2018

- Annexation Boundary
- Renton City Limits
- Urban Growth Boundary

Proposed Preserve Our Plateau Annexation

ography Map

-  Annexation Area
 Renton City Limits
 Urban Growth Boundary

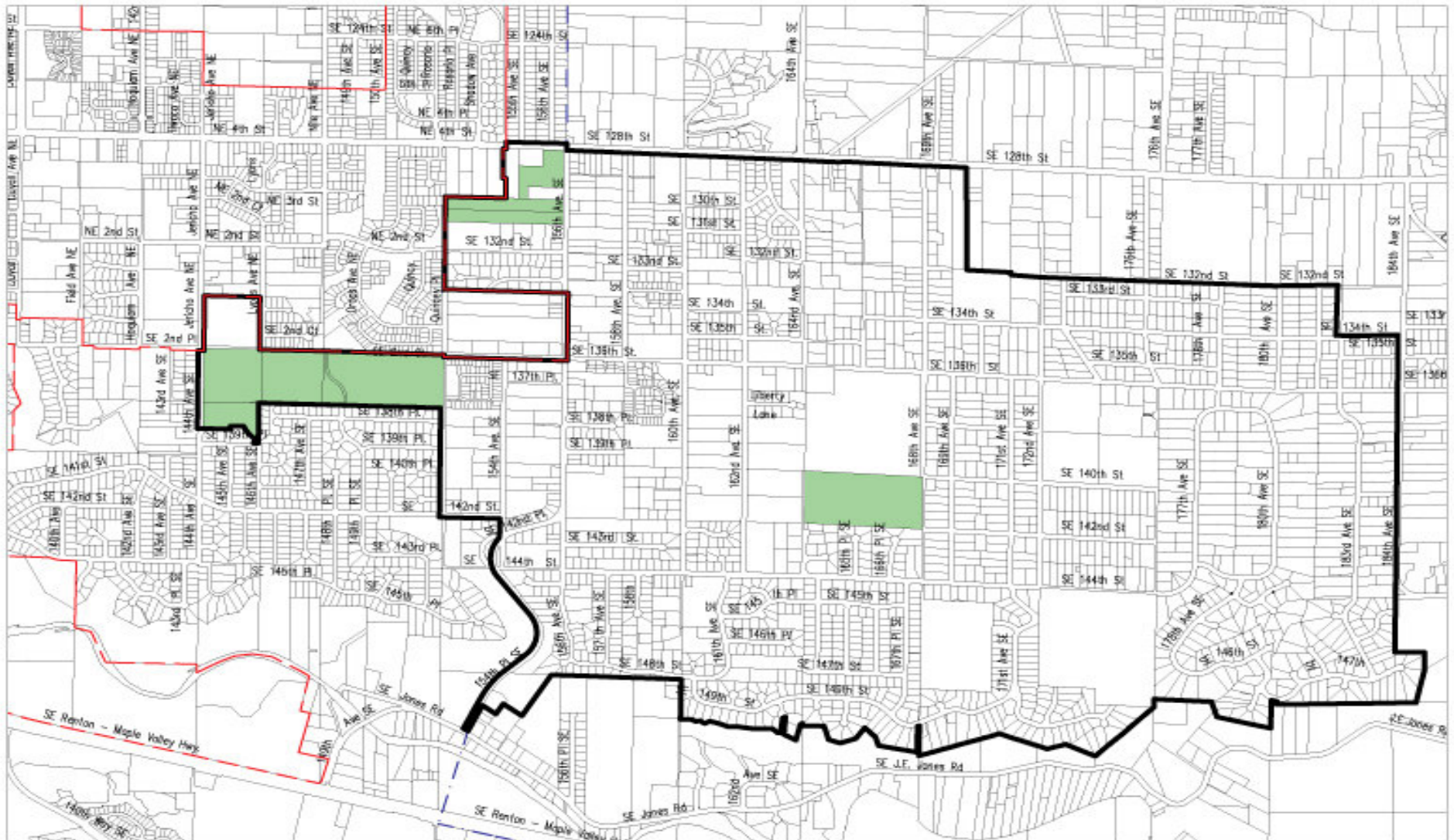


Proposed Preserve Our Plateau Annexation

Thematic Map

- Annexation Area
- Renton City Limits
- Urban Growth Boundary

King County Park Lands



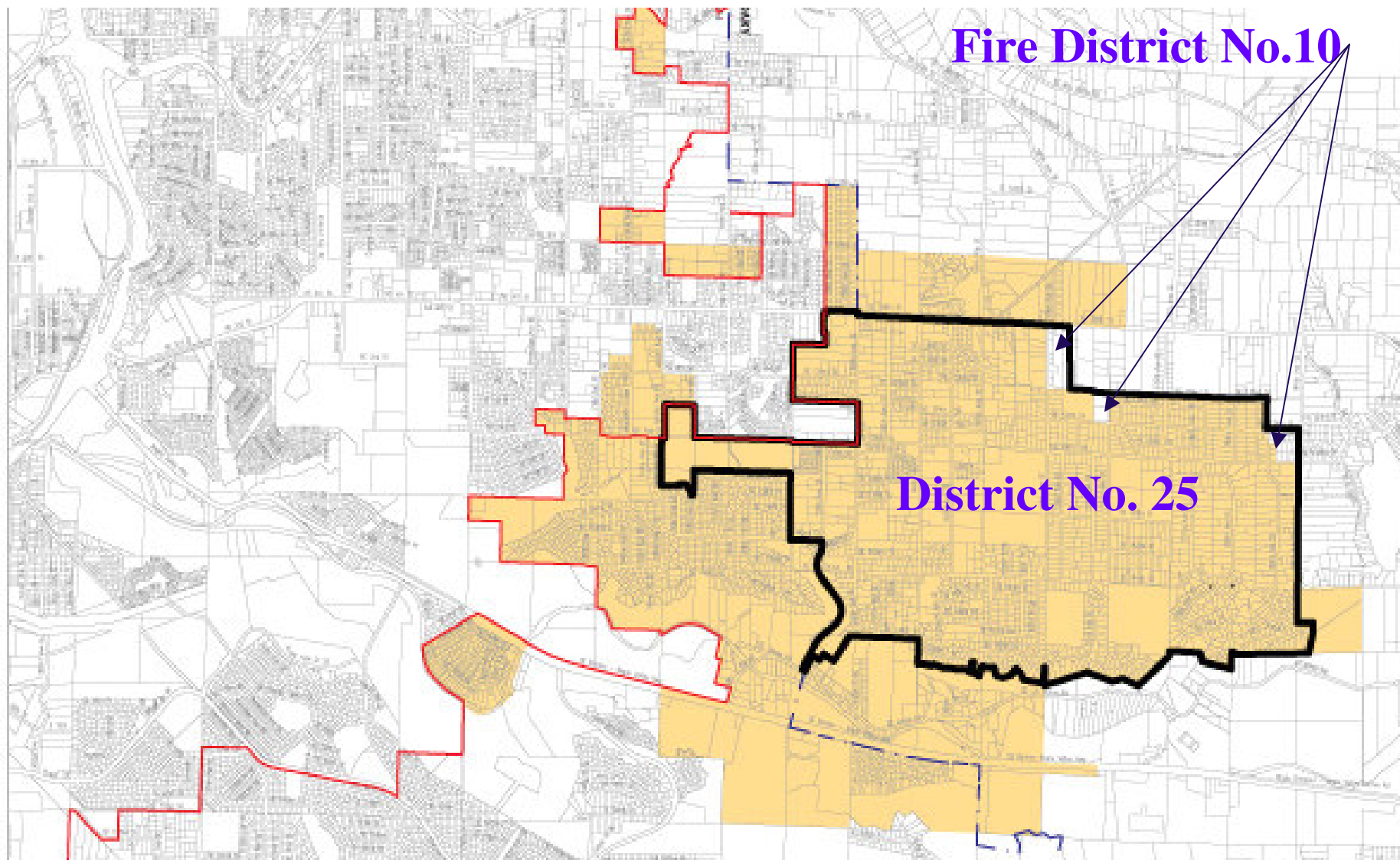
County Park Lands



Economic Development, Neighborhoods & Strategic Planning
Alex Pirotski, Administrator
C. Del Rosario
15 January 2006

- Preserve Our Plateau Annexation Area
- Renton City Limits
- - - Urban Growth Boundary





Fire District #25

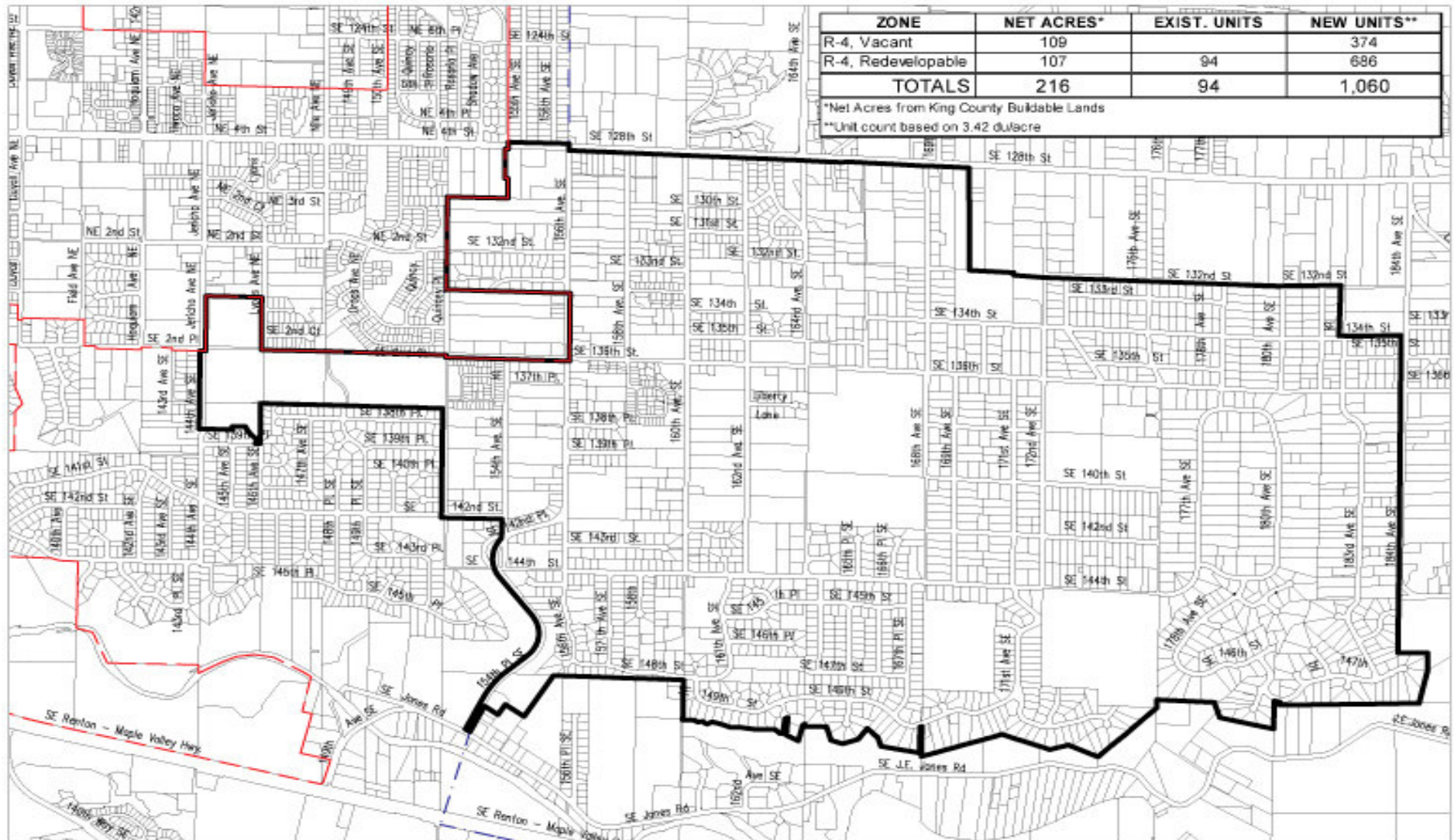


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Alex Pietsch, Administrator
G. Del Rosario
3 January 2005

— Renton City Limits
- - - Urban Growth Boundary

Fire District #25
— Preserve Our Plateau Annexation Boundary

Buildable Lands Data



Proposed Preserve Our Plateau Annexation



Economic Development, Neighborhoods & Strategic Planning
 Alex Pirotski, Administrator
 G. Del Rosario
 15 January 2006

- Annexation Area
- - - Renton City Limits
- - - Urban Growth Boundary



East Renton Plateau Urban Separator

◆ Issues

- Should there be an urban separator in the East Renton Plateau?
- If so, what would be the most appropriate area(s) for such a separator?

- ◆ Countywide Planning Policies support designating lands that provide environmental, visual, recreational, or wildlife benefits between urban and rural areas (Policy LU-27)
- ◆ Such areas are protected with low density zoning for at least 20 years and typically are part of a regional open space system (Policy CC-6)

Concept of an East Renton Plateau Urban Separator

- ◆ In compliance with Countywide planning policies, urban separators are designated RLD and zoned R-1, 1 du/net acre
- ◆ Under City code, designated urban separators must establish a contiguous open space corridor, and
- ◆ Under City code, dedication of at least 50% of the gross acreage of such urban separator parcels must be set aside as “non-revocable” open space
- ◆ Such “open space” is limited to passive recreation, pedestrian trails, animal husbandry, and existing structures and utilities

Concept of an East Renton Plateau Urban Separator

- ◆ Potential Areas for this designation
 - 210-acre Briarwood East (Renton Suburban Tracts) area at the eastern portion of the proposed POPA where parcels are typically ½ to 1.0 acres in size
 - 38.3-acre Renton Fish and Gun Club, and
 - The ± 57.6 acres of undeveloped County park lands west of 156th Avenue SE, and
 - The larger parcels west of 154th Place SE, north of the Renton – Maple Valley Highway, and south of the Maplewood Heights, Cedar River Bluff, Briar Ridge and Briar Hills subdivisions at the top of the bluff

